

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**November 3, 2003
4:30 p.m.**

**Council Chambers
Public Service Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Members: Aguilar, Araiza, Alberdi and Mestler

APPROVAL OF MINUTES: June 2, 2003, June 23, 2003, July 7, 2003, July 28, 2003 and October 6, 2003

PUBLIC HEARING:

1. DRC-03-07 Our Lady of Guadalupe
 1603 & 1611 Fresno Ave.
 Chula Vista, CA
 A new church multi-purpose facility and site improvements,
 including on-site parking and landscaping.

Project Manager: Michael Walker, Associate Planner

Action: Approve (4-0) recommended adoption of Mitigated Negative Declaration IS-03-004. Approve (4-0) DRC-03-07 project subject to conditions stated in draft Notice of Decision with the following amendments; Conditions 5 & 6 are eliminated and replaced with a new condition that states the applicant shall work with staff to revise the entry plaza area to enhance connections to the east and to the west.

INFORMATIONAL ITEM:

2. DRC-04-20 The Courtyard
 224 Third Avenue
 Chula Vista, CA
 A mixed-use project that was originally presented to the DRC on October 6th, and recommended for denial by the Redevelopment Agency because the design was not compatible with the historic character of Third Avenue. Community Development staff wishes to go over design modifications proposed as part of applicant's presentation to agency.

Project Manager: Xavier Del Valle, Community Dev. Specialist II

Action: No action taken. Committee discussed project and felt there were still issues with design elements of the project. Suggested that DRC review final design rather than staff.

PRELIMINARY REVIEW:

3. Kentucky Fired Chicken
461 Third Avenue
Chula Vista, CA
Remodel of existing KFC restaurant located at 461 Third Ave., at the northeast intersection of Alvarado Street. The conceptual plans have been submitted for preliminary design review.

Project Manager: Raymond Pe, Senior Planner

Action: The committee discussed the project and recommended:

- ***Façade improvements are consistent with image of Third Ave.***
- ***Outside seating area in front of building.***
- ***Picture-sign is reduced in size.***

ADJOURNMENT:

At 6:05 p.m. to a regular meeting on Monday, November 17, 2003 at 4:30 p.m. in Council Chambers.